



ASSET MANAGEMENT - Frequently Asked Questions

1. How can I purchase land owned by the City?

A list of the properties that the City is currently offering for sale can be accessed [here](#). If the parcel you are interested in is not currently for sale and you want to inquire about its status, you will need to submit a written request via postal mail to the following address:

Real Estate Division Manager
City of Charlotte Real Estate Division REPB
600 East Fourth Street – 14th Floor
Charlotte, NC 28202

The Real Estate Division will review the property and determine if they want to consider a sale. If you wish, you may submit a formal offer in your letter, but it is only necessary to express the possibility of making an offer to begin the review process. If you do ultimately make an offer and it is accepted by the City, the sale would proceed through the upset bid process. A booklet explaining this process can be accessed [here](#).

2. Does the City have distressed houses I can buy?

From time to time, the City has houses for sale to the public through the upset bid process. A list of the houses currently being offered for sale can be accessed [here](#).

3. Does the City have any buildings available for lease or can the City assist me in finding land or a building for sale or lease?

From time to time, the City has buildings or property for lease by the public. A list of the properties available for lease can be accessed [here](#). For assistance in finding properties for lease, please contact a licensed real estate broker.

4. What is the upset bid process?

State law and city ordinances control the sale of real estate by municipalities in North Carolina. There are several ways by which the City of Charlotte disposes of surplus real estate. Most sales take place through the upset bid process (N.C.G.S. §§160A-269 et al). A detailed description of that process is available in a brochure that can be accessed [here](#).

5. Where can I get information about property taxes or assessments?

Go to the Mecklenburg County Tax Assessor's website at <http://charmeck.org/mecklenburg/county/AssessorsOffice/Pages/Home.aspx>.

When planning to purchase property, please note that the date of purchase will affect the amount of property tax that is due. If property is purchased anytime from January 1st through June 30th, the buyer is required to pay the property taxes for the whole year. If property is purchased anytime from July 1st through December 31st, the buyer is required to pay property taxes for half of the year (N.C.G.S. §§105-285 et al). When purchasing City-owned property, the buyer is responsible for paying the full amount of the property tax that is due; the City will not pay any portion of the property taxes.

6. Does the City accept the donation of unwanted land?

It is unusual for the City to accept unsolicited offers of donated land. However, if you have land you wish to donate and you want the City to evaluate it, you will need to submit a written request via postal mail to the following address:

Real Estate Division Manager
City of Charlotte Real Estate Division REPB
600 East Fourth Street – 14th Floor
Charlotte, NC 28202

Your request must include a specific description of the property you wish to donate. The letter must be signed by the property owner or a person authorized by the property owner to make such an offer. The City will only accept the donation if a specific public use is identified for the property. If a decision is made to accept your offer, you would be responsible for all costs associated with the conveyance including providing a title report with acceptable evidence of ownership and ability to convey, satisfaction of all liens and encumbrances, payment of all delinquent taxes, deed preparation, excise taxes, filing fees, and, in some cases, a survey and environmental study.

7. Who do I contact regarding maintenance issues on City-owned property?

For maintenance problems on vacant land or vacant buildings owned by the City of Charlotte, contact the Real Estate Division at 704-353-0406.

8. Who do I contact regarding an alleyway adjacent to my property?

Alleyways are considered rights-of-way and are not owned by the City. Issues about the use of alleys must be settled privately between neighbors. If you and your neighbors want the City to abandon the alley right-of-way, there is a process available to allow the adjacent owners to take title to the property. Contact the Right of Way Management Section of the Charlotte Department of Transportation. You can go to <http://charmeck.org/city/charlotte/Transportation/ROWUse/Pages/ROW%20Abandonment.aspx> for more information on this process.

9. Who do I contact to obtain permission to use City land temporarily?

Contact the Real Estate Division at 704-353-0406.